

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 25, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Gerard, Gibson, Kennedy  
Harcourt, Puil and Rankin

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. LITTLE.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Roy Bell, of the First Baptist Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Kennedy

THAT the minutes of the Regular Council Meeting of October 18, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Grant Request of the Y.M.C.A.  
For Langara Property

Council, on October 18, 1977, deferred consideration of a Manager's Report dated October 14, 1977, concerning a grant request from the Y.M.C.A. for its Langara Property, pending further information from the Organization.

Pursuant thereto, Council noted a letter from the Y.M.C.A. dated October 21, 1977, detailing its case for a grant of one-third of the cost of the land for the new facility at Alberta and 49th Avenue.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)Grant Request of the Y.M.C.A.  
For Langara Property (Cont'd)

Mr. R.E. Fairbairn, representing the organization, also addressed Council this day, giving further explanations on the matter, indicating that the Group had originally hoped to lease property on the Langara Campus. However, this fell through, it was then necessary to purchase land, but funds were not originally in the organization's campaign goal.

Council then considered the Manager's Report, of October 14, 1977, and it was

MOVED by Ald. Rankin

THAT the request of the Y.M.C.A. for a one-third reduction be approved in the amount of \$150,000, subject to the organization entering into an agreement undertaking to comply with the City's existing policy re non-profit organizations as per Council's resolution of December 3, 1974.

(Ald. Puil opposed)

- CARRIED BY THE  
REQUIRED MAJORITY

Mountain View Cemetery

It was agreed to defer consideration of the above report until later this day.

COMMUNICATIONS OR PETITIONS

1. Annual Concert for School  
Safety Patrol Students.

In a letter dated October 18, 1977, the Chief Constable requested that Council provide for the free use of the Queen Elizabeth Theatre for a Variety Concert, on February 7, 1978, for school children who serve on the Vancouver School Safety Patrols. The amount involved is \$635.00.

MOVED by Ald. Rankin

THAT the request of the Chief Constable for free use of the Queen Elizabeth Theatre on February 7, 1978, for the purpose described in his letter, be granted.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

2. Development Permit Application  
4642 Dunbar Street.

MOVED by Ald. Rankin

THAT the request of the Vancouver Resources Board to appear as a delegation on the matter of a Development Permit for 4642 Dunbar Street, be granted.

- CARRIED UNANIMOUSLY

3. Jericho Beach Park - Hangar #5

Under date of October 17, 1977, the Chairman of the Board of Parks and Recreation, submitted a letter quoting the following motion of the Board at its meeting on October 11, 1977:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)Jericho Beach Park -  
Hangar #5 (Cont'd)**"RESOLVED:**

THAT City Council be advised that the Board does not concur with Council's recommendation of September 13, 1977, with respect to Hangar #5, and the Board intends to carry on development of Jericho Beach Park in the best interests of the public, and further the Board requests City Council to turn over District Lots 4565, 5098 and 7030 to the Park Board's care, custody and management, for park purposes as soon as possible."

MOVED by Ald. Harcourt

THAT the letter from the Park Board be received and the Board be advised that Council is not prepared to agree with it on this matter and, therefore, the Park Board be urged to reconsider its position with respect to Council's motion of September 13, 1977.

- CARRIED

(Ald. Brown opposed)

MOVED by Ald. Rankin

THAT the Community Services Committee investigate obtaining an appropriate user for Hangar #5.

- CARRIED

(Ald. Bellamy, Brown, Ford and Gibson opposed)

**4. Point Grey Road Waterfront Properties**

Council noted a letter dated October 17, 1977, from the Board of Parks and Recreation, concerning the Point Grey Road Waterfront Properties commending Council for its recent reaffirmation of continuing the policy of total acquisition of the Point Grey Road waterfront properties, and requesting Council to actively pursue means of minimizing redevelopment of existing housing.

MOVED by Ald. Harcourt

THAT the aforementioned letter from the Board of Parks and Recreation be received.

- CARRIED UNANIMOUSLY

**5. Four Day Work Week**

A letter, dated October 20, 1977, was noted from Mrs. Marilyn Clark, a civic employee, who requested permission to speak to Council when it considers the report of the Finance and Administration Committee regarding the four-day work week. Mrs. Clark will be representing the viewpoint of the Excluded (other than Senior) City staff.

MOVED by Ald. Rankin

THAT the above-mentioned request of Mrs. Marilyn Clark, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)6. Petition - Camosun Bog  
Park Reserve

In a letter dated October 17, 1977, a number of property owners in the 4000 Block, West 21st Avenue requested to appear as a delegation before Council on the matter of withholding the marketing of lots 9 - 18 on the South Side of 21st Avenue, as it is desirable to retain the property as parkland.

MOVED by Ald. Harcourt

THAT the afore-mentioned delegation request be granted.

- CARRIED UNANIMOUSLY

7. Report on Prostitution

The Council noted a letter from the Downtown Eastside Residents' Association requesting to address Council on any proposal to pass an anti-vagrancy by-law aimed at prostitution.

Council was reminded that the report from the Chief Constable on the matter of prostitution will be considered by Council at its next meeting.

MOVED by Ald. Rankin

THAT the foregoing delegation request be granted.

- CARRIED

(Ald. Gerard and Kennedy opposed)

8. Request for permission to  
sell liquor at Bazaar.

A letter dated October 24, 1977, from the Vancouver Hadassah-WIZO Bazaar & Exposition, was noted, requesting permission to serve beer at its Pizza and Beer Booth on November 2nd and 3rd at the P.N.E.

MOVED by Ald. Harcourt

THAT the foregoing request be granted, subject to the following conditions:

- a. Approval by the Chief Constable.
- b. Any food concessions to be approved by the City Health Department.
- c. Applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control & Licensing Branch.
- d. Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

Regular Council, October 25, 1977. . . . . 5.

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
OCTOBER 21, 1977

Building & Planning Matters  
(October 21, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Strata Title Application - Conversion  
1553 West 12th Avenue
- Cl. 2: Riley Park N.I.P. Appropriation of Funds -  
Brock School - Gymnasium for Community Use
- Cl. 3: Kitsilano N.I.P. - Kitsilano Neighbourhood  
House Grounds Improvements
- Cl. 4: D.P.A. - 3495 West 4th Avenue
- Cl. 5: Space Requirements - City Hall

Clauses 1,2,3, & 5.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application -  
3495 West 4th Avenue  
(Clause 4)

In considering this clause the Council noted a letter dated October 24, 1977, from Michael Katz Associates, commenting on the application, and requesting that Council allow the application to be processed under the current Zoning By-law.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved;

FURTHER THAT the letter from Michael Katz Associates be received.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters  
(October 21, 1977)

4027 West 18th Avenue  
I. & M. Enterprises.  
(Clause 1)

MOVED by Ald. Puil

THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(October 21, 1977)

Improved Lighting for Portion  
of Burrard Street, between  
Cornwall Avenue & 17th Avenue  
(Clause 1)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Finance Matters  
(October 21, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Library - Staffing
- Cl. 2: Revision of Business License Fees for 1977
- Cl. 3: Reprinting of Traffic Control Manual for Work on City Streets
- Cl. 4: Fire Department - Apparatus Replacement Program
- Cl. 5: Park Board Budget Reallocation
- Cl. 6: Haebler Residential and Commercial Development at 7th and Laurel - Earthquake Insurance Requirement and Land Lease
- Cl. 7: Industrial Development Office

Clauses 1 - 6 inclusive

MOVED by Ald. Ford

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Industrial Development Office  
(Clause 7)

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Brown, Gibson, Harcourt and Rankin opposed)

MOVED by Ald. Gibson

THAT this whole matter be deferred, and the framing of the functions of the Industrial Development Office be referred to the next meeting of the Planning and Development Committee for report to Council.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Puil, Rankin and the Mayor opposed)

(The motion to defer having lost, the motion by Alderman Kennedy was put and carried)

DELEGATION

1. Staffing - Marpole Local  
Area Planning Program

On October 18, 1977, Council deferred a Manager's report dated October 11, 1977, concerning Marpole Local Area Planning Program, pending the hearing of a delegation from the Marpole/Oakridge Area Council.

Mr. Elgin Ruddell, representing the organization, addressed Council, supporting recommendation (A) as contained in the Manager's report, but if Council did not approve this, he recommended approval of recommendation (C). Mr. Ruddell also offered the services of his organization to assist in a program.

Cont'd.....

Regular Council, October 25, 1977. . . . . 7.

DELEGATION (Cont'd)

Staffing - Marpole Local  
Area Planning Program (Cont'd)

MOVED by Ald. Kennedy

THAT recommendation (B) contained in the City Manager's report of October 11, 1977, be approved.

- LOST

(Ald. Bellamy, Brown, Gibson, Harcourt, Puil,  
Rankin and the Mayor opposed)

MOVED by Ald. Puil

THAT this whole matter be deferred for six months, pending the outcome of a Federal Government decision on alternatives of providing capital funds to municipalities.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt,  
Kennedy, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT recommendation (A) as contained in the Manager's report of October 11, 1977, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 4.07 p.m. and,  
following an 'In Camera' meeting in  
the Mayor's Office, reconvened in the  
Council Chamber at 4.45 p.m.

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The Council, in Committee of the Whole,  
reconvened in the Council Chamber at  
4.45 p.m., with Mayor Volrich in the  
Chair and the same Members present.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Gymnasium Facility - 800 Cassiar Street

The Council considered a report dated October 14, 1977 from the City Manager concerning Gymnasium Facility at 800 Cassiar Street.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters  
(October 21, 1977)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Lease of City-owned Property - 2215 Commissioner
- Cl. 2: Rental Review - Road Widening Strips on Cambie & Yukon Streets
- Cl. 3: Sale of Property - N/S Cordova between Princess and Heatley
- Cl. 4: Burrard Street Widening - 1917-1945 Burrard
- Cl. 5: Proposed Land Exchange & Sale - City-owned Land at Penticton and Grandview Highway and Housing Corporation of B.C.-owned Land at 4th Avenue and Discovery Street
- Cl. 6: Open Bible Chapel - Exchange of 405 West 10th Avenue (for civic purposes) for City-owned lots in Champlain Heights

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Proposed Land Exchange & Sale -  
City-owned Land at Penticton and  
Grandview Highway and Housing  
Corporation of B.C.-owned Land  
at 4th Avenue and Discovery Street  
(Clause 5)

In considering this clause, the Council noted a letter dated October 19, 1977, from the Columbia Housing Advisory Association, enclosing a copy of its original brief dated June 17, 1977, and requesting the organization be granted an opportunity of meeting with Council or a Committee, to resolve the matter of the price of the land at 4th and Discovery, and obtain approval in principle for its use as an elderly citizens' development.

MOVED by Ald. Brown

THAT the recommendation of the City Manager as contained in this clause, be approved:

FURTHER THAT the delegation request of the Columbia Housing Advisory Association be granted and the organization appear before the Planning and Development Committee.

- CARRIED UNANIMOUSLY



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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters  
(October 21, 1977)

Open Bible Chapel - Exchange of 405 West  
10th Avenue (required for civic purposes)  
for City-owned lots in Champlain Heights  
(Clause 6)

MOVED by Ald. Brown,  
THAT Council cancel the exchange agreement and

- (a) instruct the Supervisor of Properties to enter into negotiations to acquire the 10th Avenue property on a lease back basis. The result of such negotiations to be the subject of a further report to City Council. Funds to be obtained from 1977 Land Purchase Fund for future civic projects;
- (b) place the land in Champlain Heights, described as Lots 5, 6 and 7, District Lot 334, Plan 13993, on the market for sale.;

FURTHER THAT the matter of the type of development be referred to the Director of Planning for review prior to advertising the properties for sale in early 1978.

- LOST

(Aldermen Bellamy, Ford, Gerard, Kennedy, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT the exchange date be extended to April 30, 1978, as requested, but that interest be charged on the net purchase price from the date of Council's approval of this clause as a condition of extending the date;

FURTHER THAT the Society be permitted to seek funding from sources other than CMHC and the B.C. Department of Housing.

- CARRIED

(Aldermen Brown and Harcourt opposed)

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Steam Bath License -  
1233 Hornby Street

Council had for consideration a Manager's report dated September 13, 1977, in which the City Manager submits for Council's consideration the matter of granting a business license to operate a steam bath at 1233 Hornby Street to Mr. Stenback and Mr. Moore.

Distributed this day to Council was a memorandum from the Medical Health Officer on this matter setting forth various alternatives which could resolve some of the problems caused by steam baths of this nature.

Mr. R. Brail, lawyer, addressed Council on behalf of the applicants. He circulated a policy statement which the applicants have issued to all staff at the steam bath with respect to the operation of the premises. He further advised that most of the work required by the City Health Department to bring the premises up to standard is completed and the remainder is under way.

The Medical Health Officer and the Director of Environmental Health both addressed Council on this matter and also answered specific questions from Council members.

cont'd....

Regular Council, October 25, 1977 . . . . . 10

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Steam Bath License -  
1233 Hornby Street (cont'd)

MOVED by Ald. Rankin,

THAT the Director of Permits and Licenses be instructed to issue a steam bath license for the premises at 1233 Hornby Street if the applicants have complied with the following conditions:

- each cubicle to be 18" from the floor and of a height not more than 5'
- these cubicles not have doors;

should the applicants not comply with these conditions, the application is refused.

- CARRIED

(Aldermen Gerard, Gibson, Kennedy and the Mayor opposed)

MOVED by Ald. Gibson,

THAT the application for a steam bath license at 1233 Hornby Street be deferred pending a report to Council within two weeks from the Medical Health Officer in respect of new regulations.

- LOST

(Aldermen Brown, Ford, Harcourt, Kennedy, Rankin and the Mayor opposed)

The Medical Health Officer was instructed to bring forward an early report to Council on suitable by-law amendments in respect of appropriate regulation of such premises. He was further instructed to re-submit at the same time, his memorandum of October 18, 1977, to Mayor and Council on the steam bath license - 1233 Hornby Street.

(At this point in the proceedings, Alderman Puil left the meeting.)

UNFINISHED BUSINESS (cont'd)

Mountain View Cemetery -  
Ninth Renovation

Council on October 18, 1977, deferred consideration of the report of the City Manager dated October 14, 1977, on Mountain View Cemetery - ninth renovation pending the appearance of the Medical Health Officer before Council.

The Medical Health Officer answered questions from Council members on the present renovation and other related matters.

MOVED by Ald. Kennedy,  
 THAT

- (a) Council approve the ninth renovation as described by the Medical Health Officer in the report of the City Manager dated October 14th, including preparation of such plans and records as required.
- (b) Funds in the amount of \$35,714.00 be appropriated from reserve for Cemetery Redevelopment, Account No. 4759.

(This has been the source of funding for previous renovations of this nature for the Cemetery.)

- (c) The Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Services to proceed.

- CARRIED

(Alderman Brown opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. King George High School,  
Block 80

MOVED by Ald. Harcourt,  
THAT

- (a) the Director of Legal Services be instructed to bring forward a by-law to designate as a Municipal Heritage Site the King George High School, Block 80 and the land on which it sits.
- (b) Council instruct the Mayor to strike a committee to negotiate with the owners of Block 80 in an effort to reach a settlement before November 29, 1977, the outcome of the negotiation to be before Council for consideration on or before the public hearing scheduled for November 29, 1977.

- CARRIED

(Ald. Bellamy, Gerard, Kennedy and the Mayor opposed)

C. Long Term Care -  
Program and Facilities

MOVED by Ald. Rankin,  
THAT the recommendations of the City Manager contained in his report dated October 24, 1977, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Community Services,  
October 20, 1977

Development Permit Application  
535 Howe Street (Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for October 26, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
SECONDED by Ald. Bellamy,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, October 25, 1977 . . . . . 12

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 5019,  
BEING AN AREA DEVELOPMENT PLAN  
BY-LAW (False Creek, Area 6,  
Phase 2)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (HA-1 Chinatown and HA-2  
Gastown Historic Area District  
Schedules)

MOVED by Ald. Brown,  
SECONDED by Ald. Gibson,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,  
SECONDED by Ald. Gibson,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (N/S Charles between Cassiar  
and Kootenay Streets)

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gerard,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gerard,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, October 25, 1977 . . . . . 13

BY-LAWS (cont'd)

4. BY-LAW TO DESIGNATE KING GEORGE HIGH SCHOOL AND THE SURROUNDING LANDS CONTAINED WITHIN BLOCK 80, DISTRICT LOT 541, A MUNICIPAL HERITAGE SITE

MOVED by Ald. Ford,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and it was then

MOVED by Ald. Ford,  
SECONDED by Ald. Rankin,  
THAT consideration of this By-law be deferred until after the hearing on the By-law has been held, and that the Director of Legal Services take all necessary steps and procedures as approved by Council on October 4, 1977, to bring the matter before Council.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes (South 20' of Lot 2, Block 22 of Blocks 10 to 13 and 22 to 25, D.L.'s 391 & 392 Plan 1604)

MOVED by Ald. Gibson,  
SECONDED by Ald. Ford,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 2, Block 22 of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 1604;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Portion of 57th Avenue, east of Prince Edward)

MOVED by Ald. Gibson,  
SECONDED by Ald. Ford,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The North 7 feet of Lot "I", Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424 was established for lane under filing 43305;
- (3) The said North 7 feet is no longer required for lane;

cont'd....

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MOTIONS (cont'd)

Closing, Stopping Up, Conveying to Abutting  
Owner & Consolidation (Portion of 57th Avenue  
east of Prince Edward) (cont'd)

(4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lot "I", Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424, now lane, be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said Lot "I" to form one parcel.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes  
(East 7' of Lot 11, Block 327, D.L.  
526, Plan 590)

MOVED by Ald. Gibson,  
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 7 feet of Lot 11, Block 327, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated January 13, 1977, and marginally numbered LF 8039, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

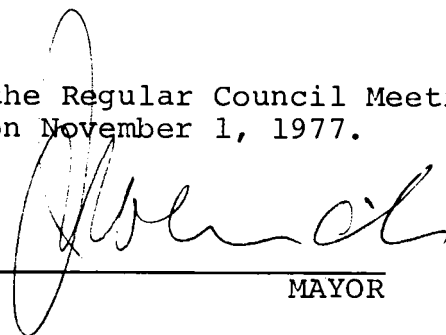
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 6:10 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 25, 1977, adopted on November 1, 1977.

  
MAYOR

  
CITY CLERK

Manager's Report, October 21, 1977 . . . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Strata Title Application  
Conversion - 1553 West 12th Avenue

The Director of Planning Reports as follows:

"An application has been received from Inverness Holdings Limited, owners of a two storey, wood frame fourplex at 1553 West 12th Avenue, Lot 21, Block 390, D.L. 526, Plan 991, to convert the building, erected in 1972, from rental to Strata Title ownership.

The site is 50' x 125' and zoned RM-3 Multiple Dwelling District. (See Appendix 'A' for site plan).

The Applicants have submitted the following information:

- (1) Strata Plan
- (2) Letters from the four most recent tenants - three had voluntarily vacated their suites for various reasons and one tenant intended to remain following stratification, as a tenant of the present owner.
- (3) Declaration of building quality from Lawrence Haame, Architect. (See Appendix 'B').

Further to the condition of the building, the Director of Permits and Licences reports as follows:

"Inspections have been carried out at the above address. Visual exterior inspections reveal that the building complies substantially with all relevant City By-Laws - Building, Plumbing, Gas and Electrical. It should be noted that there is no way of determining to what degree this building may comply with present day sound control standards."

Further to the occupancy of the building, the Director of Social Planning reports as follows;

"Only one suite is presently occupied and that tenant is in favour of the conversion. Approval recommended."

In the absence of any objections from tenants to the proposed conversion, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

"This Application be approved, thereby permitting the conversion of the premises at 1553 West 12th Avenue to Strata Title Ownership. (Four Strata Lots), and the Approving Officer is hereby authorised to issue the required Certificate of Approval (Form #10)."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. Appropriation of Funds:  
Brock School - Gymnasium for Community Use

The Director of Planning reports as follows:

"On July 26, 1977, Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$21,000.00 for improvements to the public facilities at Brock Elementary School. A portion of this allocation was earmarked to equip the school's gymnasium to facilitate community use. The purpose of this report is to recommend the appropriation of funds for the purchase and installation of this gymnasium equipment.

Cont'd . . .

Clause 2 Cont'd

The Brock School gym is used at present for a number of after-school public activities but such use is hindered by a lack of appropriate equipment. In addition to present users, other local people have expressed interest in starting recreation activities in the gym including groups from two daycare centres, local youth organizations, and groups from the Riley Park Community Complex. Also the Brock School staff would like to expand and diversify their after-school recreation functions to serve local children. The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed expenditure and recommended it in their Neighbourhood Concept Plan because they feel it would create new opportunities for young people to be involved in productive leisure time activities. The new gymnasium equipment is itemized in Appendix I, attached, as agreed by the Riley Park Citizens' N.I.P. Planning Committee, Brock School Staff and the Vancouver School Board.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is \$14,670.00.

The Director of Planning RECOMMENDS that Council approve an expenditure of \$14,670.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for the purchase of gymnasium equipment for Brock School, costs to be shared as follows:

C.M.H.C.	\$7335.00
Province of B.C.	\$3667.50
City of Vancouver	\$3667.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

### 3. Kitsilano Neighbourhood Improvement Program: Kitsilano Neighbourhood House Grounds Improvements

The Director of Planning reports as follows:

"On May 10, 1977 City Council approved the expenditure of up to \$5,000 from the Kitsilano N.I.P. budget for the purposes of hiring a consultant to prepare detailed designs and cost estimates for improvements to the grounds at Kitsilano Neighbourhood House. The intent of these improvements was to create a park-like area which would improve the appearance and useability of the Neighbourhood House. This fee was based on a very preliminary cost estimate for the project of \$50,000 and was intended to include design and estimating costs only. Jane Redpath of Don Vaughn & Associates was hired.

On August 23, 1977 City Council approved the expenditure of up to \$68,000 for this project and instructed that the project be sent to public tender. Bids were received and opened on September 21, 1977. The low bid was from Lewis Construction Co. for \$67,275. When the costs of the building permit, advertisements for the tendering and a small contingency are added to the bid, the whole approved amount of \$68,000 is accounted for.

On August 25, 1977 the consultant wrote and asked that an additional \$1,000 be added to her fee (for a total of \$6,000) as the project was somewhat larger and more complicated than originally anticipated and to pay for supervision of the construction. Supervision costs were not included in the original agreement with the consultant.

The Kitsilano Site Office Co-ordinator supports the consultant's request for an additional fee. He notes that a total fee of approximately 10% of the total project cost (i.e. \$6,800) is standard for a project of this type and that 20% to 30% of this fee (i.e. \$1,360 - \$2,040) is usually set aside for supervision. Also it is felt that it is very desirable to have the consultant supervise the work to ensure that what was approved in the design stage actually gets built. As the request is for less than is usually paid for this type of work and the work is required, it is recommended that the consultant's fee be increased by the requested amount (\$1,000).

Cont'd . . .



Manager's Report, October 21, 1977 . . . . . (BUILDING: A-4 - 3)

Clause 3 Cont'd

There are no funds remaining in the Recreation Facilities category of the Kitsilano Neighbourhood Improvement Program budget. There is, however, a small amount of money which has been received as rents from the houses on the NIP Housing sites, some of which could be used for this project.

Therefore, it is RECOMMENDED:

THAT City Council approve the expenditure of up to \$1,000 (one thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget, Social Housing category, for the purposes of hiring the consultant who prepared the design for the improvements to the Kitsilano Neighbourhood House grounds to supervise the construction of this project.

The cost sharing on the project is:

City	\$250
Provincial	\$250
Federal	\$500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. 3495 West 4th Avenue  
Development Permit Application #79043

The Director of Planning reports as follows:

"On October 12, 1977 Development Permit Application #79043 was filed by M. Katz, Architect, to construct a 3 storey and basement apartment building containing 12 dwelling units. The proposed development is located on the north east corner of Collingwood and West 4th Avenue. The site is located in a RM-3A district.

On October 5, 1977, the Director of Planning made an application to rezone an area of Kitsilano for the proposed "Kitsilano Conversion Area" and the subject site would be within an area that is proposed to be rezoned to RM-3A1.

The Public Hearing for this rezoning application is scheduled for November 17, 1977.

The development, as proposed by Development Permit Application #79043, would not be an outright use according to the RM-3A1 District Schedule, in that it would have a floor space ratio of 1.38 in lieu of the permitted .75 (outright) and would be subject to compliance with the Kitsilano Design Guidelines for apartment areas.

Because the changes to the By-law have not been approved, and as this Development Permit Application was filed after the date of application of the proposed amendment, Council may withhold the issuance of the Development Permit pending the adoption of the amending By-law, in accordance with Section 570 of the Vancouver Charter.

The Director of Planning recommends that, in accordance with Section 570 (1) and (2) of the Vancouver Charter, Development Permit Application #79043 filed on October 12, 1977 be withheld for a total period of 90 days from October 12, 1977 pending the adoption of the proposed rezoning to an RM-3A1 District."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, October 21, 1977 . . . . . (BUILDING: A-4 - 4)

# 5. Space Requirements - City Hall

The Director of Permits and Licenses reports as follows:

"On June 14, 1977 City Council approved the City Manager's report on the above subject as follows:

'The City Architect be authorized to prepare working drawings and obtain tenders to relocate the Electrical Division of the Engineering Department to the second floor (of the Main Building) at an estimated cost of \$40,000.'

The body of the report noted that the relocation of the Champlain Heights Staff, who temporarily occupy approximately 700 sq.ft. of the floor required by the Electrical Division, was not finalized. This matter was to be reported on at a later time when accurate costs for relocation had been established. This group requires space for a definite two year period with the possibility for a one year extension. It was thought that this group could be accommodated on the ground floor of the East Wing although a definite plan had not been decided upon. The cost of approximately \$4,000 to do the necessary work was included in the estimate of \$40,000.

From our further investigations it does not now seem practical to move the Champlain Heights Group to the East Wing. They require accommodation for a minimum period of two years and we have now determined a need to use the East Wing space in approximately one year for other Departments. In the light of this it appears impractical to expend approximately \$4,000 for the necessary alterations in the East Wing which is equivalent to approximately nine months rental in permanent leased premises near City Hall.

We therefore requested the Supervisor of Properties to investigate the possibilities of renting approximately 600 sq. ft. of space in the new building located at the north west corner of Cambie Street and 10th Avenue. He advises that there is suitable space available on the fourth floor at an annual net rate of \$9.50 /sq. ft. which includes fully carpeted, air conditioned and heated space, inclusive of daily janitorial service and the provision of leasehold improvements to provide two private offices.

The rent will amount to \$5,747.52 per annum, plus operating expenses for electricity and lampage estimated at approximately \$333.00 per annum. The City will be required to pay the pro-rata share of property tax and operating increases over the 1977 base year.

It is noted that this rental accommodation is comparable to new office space such as contained in the City Hall Complex and therefore the rental by reason of being convenient and better suited to the office needs of the Champlain Heights Project Manager is considered appropriate.

The savings in the cost of alterations in the East Wing can be applied towards the balance of this year's rental cost and other minor costs in operating expenses and telephones.

It is recommended that the City enter into a lease on the terms outlined above satisfactory to the Director of Legal Services to accommodate the Champlain Heights Development Group at 515 West 10th Avenue. The cost of the balance of 1977 rental and operating expenses to be provided from capital funds approved by City Council to relocate the Electrical Division and subsequent years rental and operating expenses to be budgeted on an annual basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 374

A-5

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (CLAIMS: A5-1)

LICENSES & CLAIMS MATTERS

INFORMATION

1. 4027 West 18th Avenue - I. & M. Enterprises

On October 4, 1977, Mr. J. D. Ott of The B. C. Stevens Co. Ltd., 519 West 7th Avenue wrote to City Council about the business activities of I. & M. Enterprises - Marie Murzell of 4027 West 18th Avenue.

The Director of Permits and Licenses reports as follows:

"For many years the City has licensed individuals to operate certain types of businesses from their homes, e.g., brokers, wholesale dealers, plumbers and contractors. A City Business License is issued which includes the following restrictions:

- (a) No stock can be kept on the premises.
- (b) No advertising can appear on the premises.
- (c) The premises must not be open to the public for the selling of merchandise.

I. & M. Enterprises have held a City Business License as a Wholesale Dealer since 1974 at 4027 West 18th Avenue and they now hold a valid and subsisting \$75.00 license for 1977 in the same category.

Inspections have been carried out at the above address and all of the conditions as noted above under which the Wholesale Dealer License was issued are being complied with. I. & M. Enterprises has warehouse space in the downtown area from which their orders are dispatched."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 374

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FIRE: A6-1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Improved Lighting for Burrard Street  
between Cornwall Avenue and 17th Avenue

The City Engineer reports as follows:

"The incandescent lighting on Burrard Street between Cornwall Avenue and 17th Avenue, which was installed in 1951, is no longer suitable. The lighting between Cornwall Avenue and 16th Avenue is inadequate for the traffic now using the street. New lights are required which will bring lighting levels up to the appropriate standard of illumination, and at the same time reduce the overall operating costs.

The block between 16th and 17th Avenues is no longer part of an arterial traffic route. It is proposed that the lighting in this block be reduced to match the lighting on the other residential streets in the area, thus lowering the operating costs.

Estimated cost of the lighting is \$73,000. Funds are available in Account 218/7906 Street Lighting Unspecified Projects and Account 218/7904 Previous Local Improvements.

I RECOMMEND that new street lighting be installed on Burrard Street between Cornwall Avenue and 17th Avenue at an estimated cost of \$73,000 and that funds be provided from Account 218/7906 Street Lighting Unspecified Projects and Account 218/7904 Previous Local Improvements."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 374

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FINANCE: A7-1)

## FINANCE MATTERS

### RECOMMENDATION

#### 1. Library - Staffing

The City Manager has received a report from the Director of the Vancouver Public Library which, in part, states as follows:

"The History & Sociology Departments have benefited from their new floor plan and for more than two years they have operated with a separate clerical staff and a more efficient system of information retrieval. However, History & Government is suffering from inadequate clerical staff or back-up support to the work of the six librarians, particularly at the Library Assistant II level. The 7½ hours per week (regular part-time) does not result in continuity of clerical workflow nor relief of daily desk duties for the permanent full-time Library Assistant II who also assists in two specialized areas, Northwest History and Enquiry Desk. Consequently, the Library Assistant IV and Head Librarian must sacrifice costly time performing routine clerical tasks rather than administrative and supervisory duties.

The present Library Assistant II spends a large portion of her time at the desk, taking reserves and renewing books. In order to continue with duties, away from the desk, such as checking 'Books in Print', preparation of book orders, etc. another permanent full-time Library Assistant II position is essential."

The Administrative Analyst has reviewed the workload in the History and Government section and notes that, since the History and Sociology Departments were divided in 1976, a somewhat greater workload has fallen upon the History and Government section with a consequent delay in regular processing and file maintenance. Since this section presently employs regular part-time Library Assistants for 28 hours per week, their proposal to convert this to a full-time position entails an addition of only 7 hours per week. With reclassification, the recurring annual cost is approximately \$3,000 per year; \$500 being required in 1977. Since the Library has the necessary 1977 funds available within their departmental budget, the Administrative Analyst RECOMMENDS as follows:

- A. That an additional permanent Library Assistant II position be established in the History and Government section.
- B. That the 28 hours per week of regular part-time Library Assistant's be eliminated from the History and Government section.

The City Manager RECOMMENDS approval of the foregoing recommendations.

#### 2. Revision of Business Licence Fees for 1977

The Director of Finance and the Director of Permits and Licences report as follows:

##### "INTRODUCTION

In 1975 and 1976 an analysis and cost distribution was carried out in order to allocate licence issuance costs to the category of licence issued. This is in accordance with Council policy that the fee structure be set to recover costs. This analysis was again undertaken in 1977 for the 1978 fee structure. Increased operating costs and refinements of our methodology mean that almost all licences should increase by one dollar (4%) and some licences should increase by specific larger amounts as shown below in Schedule 1.

##### POLICY USED

Past and present City policy is the 100% recovery of licence issuance and inspection costs. To this cost is added a marginal increase, basically a rounding off upward, which will provide a cushion to some degree for anticipated cost increases for 1978. There are some fees which are set in accord with specific past Council action, for example, licences for apartments, horse racing, and breweries. A revenue element has been built into these fees. No change is proposed in the fees for these categories.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 , . . . . (FINANCE: A7-2)

Clause #2 continued:

COSTS INCLUDED:

Costs to be recovered by the licence fees include all office and inspection costs of the Licence Office attributable to licencing. Most of these costs were evenly distributed to all licence categories, with a portion allocated to categories requiring extra work.

Costs related to the inspection services of the Health Department and Fire Warden's office were allocated in a similar manner. Police inspection costs were allocated directly to those licence divisions giving rise to inspection referrals.

1978 Licence Fees

The 1978 licence fees are recommended to be set at a rate sufficient to recoup the 1977 budgeted inspection costs of \$1,348,750, plus a cushion for 1978 cost increases. The recommended changes in the licence fees are as follows:

1. For those licence categories as set out in Schedule 1, the new licence fees are to be as recommended in Schedule 1.
2. For all other licence categories which are presently set at \$25, the recommended fee is \$26.
3. For all other licence categories, there is no recommended change.

The reasons for the fee increases for those categories listed on Schedule 1 is set out in Schedule 1. The 4% fee increase in #2 above is designed to cover general cost increases and a refined breakdown of the costs attributable to business licence administration and inspection within the Department of Permits and Licences. Recouping these costs now prevents a cost build up which could result in a substantial fee increase in a later year. However, Council should be aware that a small increase, in this case, one dollar, is often regarded as a considerable nuisance by the public and can generate complaints. Nevertheless, this one dollar increase represents the recovery of \$11,725 of costs by the City. The revenues from the licence categories in #3 above are presently adequate to cover the related inspection costs.

Vehicles for Hire fees were reviewed and it is not felt that any changes are required.

The Director of Finance and the Director of Permits and Licences recommends:

- A. That the specific business licence fee modifications (increases and decreases) shown in Schedule 1 in the report be implemented for 1978.
- B. That for all other business licence divisions where the 1977 fee was \$25 the 1978 fee be increased to \$26, an increase of 4%.
- C. All other licence fees to remain unchanged.
- D. That the Director of Legal Services prepare the necessary by-law amendment to incorporate recommendations A, B and C."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FINANCE: A7-3)

### 3. Reprinting of Traffic Control Manual for Work on City Streets

The City Engineer reports as follows:

"In 1961, the Engineering Department produced a manual titled 'Traffic Control Manual for Work on City Streets'. The manual specifies the authority, responsibility, procedures and equipment to be used for all work on City streets. It is used by City Inspectors, City work crews, private contractors and utility companies for the purpose of providing proper traffic control when carrying out construction work affecting City streets. Approximately 500 copies were printed in 1961 with most being distributed within the first few months. The remaining manuals have all been distributed over the last 16 years.

Minor revisions have been made to the manual from time to time since 1961 to respond to changing traffic conditions and regulations in Vancouver. However, in addition to further minor revisions which should now be included, the manual should be produced in metric form to comply with the recent adoption of metric road signs and speeds. The colour 'orange' has recently been adopted in the Manual on Uniform Traffic Control Devices in Canada, for traffic control warning signs and devices related to on-street construction work. The adoption of orange (in place of yellow) as the construction sign colour, as well as the aforementioned earlier revisions, require virtually every page of the existing manual to be changed. Thus, a complete and thorough revision of the manual is needed, both because of the extensive changes, and also since much of the original copy, now 16 years old, has deteriorated to the point where good, clean copies cannot be produced.

Over the years, there has been criticism from outside staff who have indicated that the manual is too bulky (11½" x 10") for use in the field. Carrying out a complete revision offers the opportunity now to produce the manual in a more compact and manageable size. Hence, it is proposed to produce a smaller manual in metric form with the content streamlined to represent current conditions better, and with expanded use of colour to clarify further the many illustrations.

It is proposed that 375 copies of the manual be produced in a reduced and manageable size, with allowance for a further 375 should they be needed by contractors, utility companies, libraries and associations, etc.

The cost of producing the 375 manuals at this time is estimated to be \$4200. Allowance for the additional 375 copies requires a further \$300. These additional copies will require further funds for purchase of binders, however, this cost will be recovered by charging non-City personnel for the cost of the binder.

The Comptroller of Budgets and Research advises that if this report is approved, the source of funding will be Contingency Reserve.

It is RECOMMENDED that the \$4500 be made available and the manual reprinted."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

### 4. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

In February 1970 City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that:

- 1 - 1050 IGPM triple combination pumper
- 1 - 100-foot aerial ladder truck
- 1 - 100-foot aerial ladder truck with 625 IGPM booster pump

be purchased in accordance with the replacement schedule.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FINANCE: A7-4)

Clause #4 continued:

Delivery time quoted by manufacturers is 2 years for firefighting apparatus. Experience has shown that these units will not be delivered until 1980 if purchasing procedures cannot be carried out until final budget approval is given in April 1978. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another year of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a 1979 delivery date.

Estimated costs

1 - pumper truck	\$ 90,000
1 - 100' aerial ladder truck	140,000
1 - 100' aerial ladder truck with 625 IGPM booster pump	172,000
	<hr/>
	\$402,000
plus 7% sales tax	28,200
	<hr/>
Total estimated costs of recommended equipment	\$430,200

RECOMMENDED that

- A. One 1050 IGPM triple combination pumper, one 100 foot aerial ladder truck and one 100 foot aerial ladder truck with 625 IGPM booster pump be approved in advance of the 19 8 budget.
- B. The City Purchasing Agent be authorized to call for tenders upon adoption of this report.
- C. Funds (estimated in the amount of \$430,200) be provided in advance of the 1978 operating budget.

The City Manager RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

5. Park Board Budget Reallocation

The Superintendent of Parks and Recreation reports as follows:

"Budget estimates are prepared annually in the last three months of each year and submitted to the City's Finance Department by January 15 for inclusion in the City's budget for that year. It is understood that in an operation the size and diversity of the Park Board that variances will occur in budget appropriations as a result of emergencies, re-evaluation of projects, staff reclassifications, etc. In recognition of the possible delays that could result in obtaining City Council's approval for each occasion the Park Board has been granted the authority by Council to reallocate up to \$5,000 per program in the Revenue Budget and up to \$25,000 per project in the Capital Budget. Upon approval of such transfers from the Park Board the alterations to the budget are forwarded to the City's Finance Department. When it is necessary to transfer over the above amounts approval of Council is required. Appendix "A" is a summary of all Budget transfers that have been approved by the Park Board in 1977. The subject of this report is to request Council's approval for transfer of funds within the total approved budget that are in excess of the limits of the Park Board as detailed below. I respectfully request City Council's approval of the following reallocations within Park Board's 1977 Estimates.

cont'd.....



Clause #5 Continued:

1977 PARK BOARD REVENUE BUDGET REALLOCATIONS

New & Non-Annual Recurring:

The Park Board has authorized transfers in the amount of \$34,945. (detailed in Appendix A, Page 1) as a result of unexpected or emergency projects. Explanations are provided below for projects in excess of \$5,000.

- (1) Stanley Park Emergency Paving . . . . . ADD . . . . . \$11,000.

Sections of paving in the Pipeline Road area required repaving as a result of extensive cracking and heaving problems. An investigation of the problem indicated that if a re-capping did not take place prior to the winter season the extensive damage that could result would amount to substantially larger expenditure in the spring of 1978.

- (2) Hastings Pool Repair . . . . . DELETE . . . . . (\$19,900.)

An amount of \$25,000 was approved in the Park Board's 1977 N.N.R. Budget for extensive repair work at Hastings Pool to correct a severe leaking problem. The nature of this project was such that the full extent of the damage could not be assessed until work commenced. The final cost of the repair that took place was only \$5,100. The surplus available has been used to provide funds for other N.N.R. projects as shown on Page 1 of Appendix A.

- (3) Stanley Park Pitch & Putt Irrigation . . . DELETE . . . . (\$11,000.)

The emergency paving project outlined in Item 1 was accomplished by means of transfer of funding from this project. It was deemed that the irrigation system could be held over for another year and the Park Board 1978 Budget will include this item.

PARK BOARD CAPITAL BUDGET REALLOCATIONS

Park Development:

Page 2 of Appendix A details all the transfers that have taken place to date in this category. Explanations are provided below for transfers that are in excess of \$25,000.

- (1) Langara Golf Course . . . . . ADD . . . . . \$31,000.

The Park Board was provided with \$350,000 funded by a \$116,666 grant from the Province's Community Recreational Facilities Fund and the balance from the Property Endowment Fund. Work has now been completed on the Course and a full 18-holes are again available for play. The overrun of \$31,000. resulted from installing a more extensive irrigation system the benefits of which will be realized in improved course conditions in future years.

- (2) Lumberman's Arch and 2nd Beach Tidal Pools ADD . . . . . \$52,600.

Maintenance crews annually make minor repairs and undertake general clean-up of all outdoor pools in the Spring as part of their regular maintenance program. This year a preliminary review of the above two pools indicated that extensive repairs were necessary in order to safely open for the 1977 season. Lumberman's Arch Pool required a reinforced concrete

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FINANCE: A7-6)

Clause #5 continued:

curb outside the existing wall to limit underslab erosion by tidal action. Also required was an interceptor drain under the pool floor slab to catch ground water.

The 2nd Beach Tidal Pool developed very rough and dangerous surfaces on the concrete floor slabs necessitating removal and replacement of 12 sections of concrete and repair of faulty recirculation lines beneath the sections.

- (3) Electrical Hook-up - Brockton Point . . . ADD . . . . \$50,000.

The electrical service to the Brockton Oval area has required updating for several years. With the advent of the replacement building for the Brockton Oval Grandstand and change room, it was recommended that the entire electrical service to the area be placed underground. The new service will run from Coal Harbour to an electrical kiosk outside the new building which will house a transformer. Future improvements to electrical service in all of the Brockton Point area will now be possible.

- (4) Improve Existing Tennis Courts . . . . . ADD . . . . \$36,517.

The Park Board presently maintains approximately 140 tennis courts. As part of our regular maintenance program several courts undergo major surface and fence improvements annually. Tennis has become increasingly popular over the last several years such that greater usage is being made of available courts and a higher standard is expected. This reallocation from General Park Development funds is an attempt to improve the playing conditions of tennis courts in locations of high usage.

PARK BOARD CAPITAL BUDGET REALLOCATIONS (cont'd)

Park Development:

- (5) Nelson Park . . . . . DELETE . . . (\$61,517.)

In 1976, the Park Board was allocated a sum of \$75,000 to undertake preliminary development of Nelson Park. An amount of \$13,483 has been expended and it is anticipated that further work will not take place until 1978 thereby freeing these funds to allow the Park Board to undertake projects of a more immediate need. Funding for the development of Nelson Park will be contained in future Park Board Capital Budget requests as required.

- (6) Fieldhouse Improvements . . . . . DELETE . . . (\$26,068.)

The Park Board's allocation for fieldhouse improvements has not been extensively used to date as a result of a backlog in planning the overall fieldhouse improvement needs of the Park Board. It is anticipated that works will not commence until 1978 and that a surplus of \$26,068 is available for a more immediate need.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FINANCE: A7-7)

Clause #5 continued:

Community Facility Development:

- (1) Mount Pleasant Community Centre . . ADD . . . . . \$50,000.

Further to the additions and improvements that have taken place in Mount Pleasant Community Centre there is an additional requirement of \$50,000 for excavation of a portion of the basement area which was not undertaken at the time of the Mount Pleasant Community Centre's initial construction. The Fire Marshal has also requested additional access from the playschool and boxing areas in the basement section.

- (2) Sunset Community Centre . . . . . ADD . . . . . \$30,000.

In 1976, the Park Board transferred an amount of \$30,000 from the Sunset Community Centre project in order to provide essential equipment at the adjacent ice rink. It was the intention of the Park Board to replace this amount in the 1978 budget and is now reallocating \$30,000 from the General Community Centre Improvement funds. Improvements that are taking place at Sunset Community Centre are a new entrance reception area, waiting room, improved public washrooms and a general upgrading of the building to meet 1977 building code.

Community Facility Development:

- (3) Grandview Community Centre N.I.P. . . . ADD . . . . . \$10,000.

Improvements are presently taking place which are funded by N.I.P. and Park Board Capital. An additional \$10,000 was required for additional equipment and furnishings. Although this is within the \$25,000 reallocation authority of the Board, the City's Finance Department has suggested that Council should be aware of the additional funding as it is supplementing N.I.P. funding.

The City Manager RECOMMENDS:

- A. That the reallocations in excess of the Park Board limit be approved.
- B. That the transfers listed in Appendix "A" which are within the limit of the Park Board authority be received for INFORMATION.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (FINANCE: A7-8)

6. Haebler Residential and Commercial Development  
at 7th and Laurel - Earthquake Insurance Requirement  
and Land Lease

The Director of Finance reports as follows.

"All ground leases in False Creek require the lessees to obtain earthquake insurance on their buildings. This requirement was for the purpose of ensuring that, if an earthquake occurs, there will be funds to rebuild and that at the end of the lease there will be a building on the land.

Earthquake insurance is not common in Vancouver and most property owners do not insure their properties against earthquakes because the cost of such insurance can increase premiums by 30% to 50% over normal insurance.

H. Haebler Co. Ltd. has requested that the clause in their lease for the 7th Avenue and Laurel Street property, that requires earthquake insurance, be modified to eliminate this requirement as the cost of earthquake insurance increases their cost by approximately 35%. On a previous similar request by the False Creek Co-operative Housing Association, Council agreed to not enforce the earthquake insurance requirement and I would therefore

Recommend that Council not enforce the earthquake insurance requirement in the 7th Avenue and Laurel Street ground lease with H. Haebler Co. Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

7. Industrial Development Office

The following report has been received from the Director of Finance and the Director of Planning:

"I. INTRODUCTION

On July 26th, 1977, City Council dealt with a memorandum from the Mayor, dated July 20th, 1977, re the establishment of an Economic Development Office. The Mayor's memorandum concluded with the following recommendations:

1. That the Council approve in principle the establishment of an Office of Economic Development;
2. That the funding for such an office be provided for in the 1978 budget, with the Office to become operational at the beginning of 1978;
3. That the City Manager report on what may be adequate for personnel requirements, office space requirements, job descriptions and pay levels;
4. That the said Office of Economic Development be responsible to the Director of Finance.

Recommendations 1 and 3 were approved by Council, Recommendation 2 was deferred for report back on the annual costs involved in the establishment of an Office of Economic Development, and Recommendation 4 was deferred for a report from the City Manager.

II. PRINCIPAL OBJECTIVE

The following can be considered as the principal objective of the potential function, and can be modified if Council feel it is appropriate:

To retain within the City and attract to the City an amount and diversity of employment that is in balance with the needs of its residents of varying skills, and is compatible with other land uses in the City.

cont'd.....

Clause #7 continued:

In further explanation of this, it is considered that at the present time this objective would require an emphasis on blue collar employment and on high-technology industry. Also, the objective does not necessarily imply a high employment growth rate for the City or an abandonment of the Livable Region Program. Council policy decisions on these matters would be required, and should be considered in a context broader than that of Industrial Development alone.

III. SUMMARY OF FUNCTIONS

1. To advise Departments and Council of the needs of existing and potential industry, and suggest changes in development regulation or servicing where appropriate.
2. To assist industry already in Vancouver to stay and to expand here:
  - by providing them with information
  - by actively contacting them to review plans and possibilities
  - by encouraging up-grading
  - by acting as expeditor for development permits or other needed City actions
3. To act as resource person and information source for inquiries from prospective industries outside the City.
4. To form a close link with the Vancouver office of the B.C. Department of Economic Development and encourage and assist them in appropriate advertising and promotion.
5. To work with the Greater Vancouver Regional District in promoting appropriate economic growth of the region.
6. To collect information from all City Departments and from other agencies on such matters as:
  - existing businesses in the City
  - current land use and zoning, and land available for development or redevelopment including City-owned land
  - characteristics of the work force
  - taxation and City development rules
7. To be familiar with similar information from other municipalities in the region.
8. To work with and provide staff support for a Business Advisory Board (or an Industrial Advisory Board) if Council chooses to appoint such.
9. To participate with the Planning and Finance Departments in the preparation of an annual review for Council on business conditions in the City and to ask Council's directions on trends to be encouraged.
10. To recommend to Council the form which a longer term industrial development program might take.

IV. BACKGROUND

Appendix 1 contains background information related to what other cities are doing, remarks regarding the possibilities for Vancouver, a brief review of the literature, and some remarks regarding industrial location decision making. Appendix 2 are notes that the City Manager made on a visit to Edmonton, wherein he reviews the business development function as done in Edmonton.

cont'd.....

Clause #7 continued:V. ECONOMIC ADVICE TO COUNCIL ON QUESTIONS OF POLICY

The recommendations in this report and the descriptions of the function do not provide any additional economic policy analysis capability beyond that presently existing in the Departments of Planning, Finance and Engineering. We are of the opinion that such capability does not properly belong in the business development function even though the function would maintain close ties with the economic policy people in the various departments. Economic policy analysis is a far broader subject than would be implied in any business development function.

VI. STAFFING AND RESOURCES

It is recommended that the function should be headed by an Industrial Development Coordinator with considerable experience and contacts in the world of business and industry. Subject to classification by the Director of Personnel Services, it is estimated that Pay Grade 38 is appropriate (equal to that of the Supervisor of Properties and the Associate Director of Overall Planning). We believe that at least initially the Coordinator should have consultant status with a contract period of perhaps two or three years. Initially, there should be one assistant and one secretary.

Space may be a problem. It would be most appropriate for the function to be located in City Hall but if this is impossible then office space would have to be rented, hopefully as close to City Hall as possible. Using mid-range steps the function as described, assuming the need to rent outside office space, would cost \$80,000 to \$85,000 per year. It is also recommended that Council consider establishing a Business Advisory Board made up of appropriate elected or appointed City representatives and business community representatives to provide general advice to Council on overall policy matters, specific action programs, etc.

There are a number of appropriate places for the function in the City organization, and this is left to the City Manager to recommend to Council, but your officials have no objection to its placement in the Finance Department under the Director of Finance.

VII. RECOMMENDATIONS

It is recommended that:

1. The function of an Industrial Development Office be established, commencing January 1st, 1978.
2. That it be staffed with an Industrial Development Coordinator, an Assistant, and a secretary, the classifications to be subject to review and report by the Director of Personnel Services.
3. That this staff be hired initially on a two-year contract.
4. Funds be provided from the 1978 budget.
5. That Council establish a Business Advisory Board and later consider appropriate representation on that Board.
6. That Council formally review the function and possible expansion of the function at the end of 1978.
7. That Council request the G.V.R.D. to investigate the establishment of a broader economic development function at the regional level."

The City Manager RECOMMENDS:

- A. approval of Recommendations 1 to 6 of the above report
- B. that Recommendation 7 be deferred until the Office has been operating for a few months and has explored the possible involvement of the B.C. Dept. of Economic Affairs with promotions of the region
- C. that the Industrial Development Coordinator report to the Director of Finance, but work in close cooperation with other Departments particularly Planning and Engineering.

PROPERTY MATTERS

RECOMMENDATION

1. Lease of City-owned Property  
2215 Commissioner Street

The Supervisor of Properties reports as follows:

"The property at 2215 Commissioner Street, known as Parcel D, (Ref. Plan 2347), lying in front of Lots 1 and 2, Block 1, D. L. 184, Group 1, New Westminster District is leased to Straits Towing Limited until May 31, 1985, with rental reviews at 2½ year intervals.

The current rent which is \$2,000.00 per month plus taxes as if levied, is subject to review as of December 1, 1977.

This property is utilized for a tug boat business, and is improved with a two storey frame office building and wharves.

A report investigating the existing dock structure was obtained from Phillips Barratt, Engineers and Architects, by the Lessees. According to the report, immediate repairs are necessary to that part of the structure under the office building which support the walls and columns of said office building. The cost to do this work is \$34,379.00. Also, approximately 5,700 square feet of wharf is in an unsafe condition and should be demolished as it would have to be rebuilt for use.

The cost to demolish is \$14,000.00, and to rebuild is in the range of \$90,000.00. The terms of the lease are such that the City is responsible for structural repairs to the office building, however, repairs to the wharf are the responsibility of the Lessee. As the lease expires in approximately 7½ years, the Lessees are not prepared to outlay the sum of \$90,000.00 and want the City to demolish the existing wharf.

Had the office building and wharf been in a good state of repair, the rent would have increased from \$2,000.00 per month plus taxes to \$2,818.74 per month plus taxes as of December 1, 1977.

Following further negotiations, the Lessees have agreed to:

- (a) pay the sum of \$34,379.00 for immediate repairs to the structure supporting the office building which is a cost to the City according to the terms of the lease, and the demolition cost of the wharf which is \$14,000.00, subject to the City reimbursing them for the aforementioned amount of \$34,379.00 and half the demolition cost amounting to \$7,000.00. This total sum of \$41,379.00 would be repaid by reducing their rent by an equal monthly amount from December 1, 1977 to May 31, 1985, the date the lease terminates. The new rent as of December 1, 1977, would therefore be \$2,818.74 less \$459.77 (\$41,379 divided by 90 months) which equals \$2,358.77 plus taxes as if levied.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (PROPERTIES: A9-2)

Clause No. 1 continued:

- (b) Amendments to the present lease agreement to be satisfactory to the Director of Legal Services.

Recommended that the rental of the above property be increased to \$2,358.97 plus taxes as if levied for the period December 1, 1977 to May 31, 1980 on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Review - Road Widening Strips on Cambie and Yukon Streets

The Supervisor of Properties reports as follows:

"The following strips were leased to the Ford Motor Company of Canada for five years from June 1st, 1967 and thereafter on a yearly basis:

1. East four feet of Lot 9, Block 17, D.L. 302 situated west side of Yukon Street between 6th and 7th Avenues at an annual rental of \$235.00.
2. South 142.01' of the east 4' of Block 18, D.L. 302, situated west side Yukon Street between 7th and 8th Avenues at an annual rental of \$237.00.
3. Westerly 10' of Block 18, D.L. 302, situated east side of Cambie Street between 7th and 8th Avenues at an annual rental of \$659.39.

Strips 1 and 2 have no value to the lessee and are not in use. Strip 3 is utilized for landscaping and floodlight poles and after negotiation the lessees have agreed that the rent be increased to \$1,500.00 per annum. The Supervisor of Properties is of the opinion that the rent is realistic.

Recommended that effective June 1st, 1977 the lease of the east 4' of Lot 9, Block 17 and the south 142.01' of the east 4' of Block 18, District Lot 302 be cancelled and the rent for the west 10', Block 18, District Lot 302 be increased to \$1,500.00 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....



3.    Sale of Property

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 23 Except West 1 foot, Block 52, District Lot 196, Plan 196.  
Situatied: North side of Cordova Street between Princess and Heatley Streets.

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS OF SALE</u>
Barbara & Augusta Cheong	24' x 122'	\$30,000.	City terms @ 11%	Bulkhead Agreement required. Lot below street level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4.    Burrard Street Widening - 1917-1945 Burrard Street

The Supervisor of Properties reports as follows:

"City Council on October 4, 1977 approved expenditures for construction so that the building at 1917 - 1945 Burrard Street could be cut back for Burrard Street widening.

City Council also approved authority to pay cash compensation to the two lessees and cash compensation to the owners for lost rental revenue. These amounts to be submitted for City Council approval when work is completed.

However, one of the lessees, Mr. R. W. Hawkins, of Humdinger Marine and Outdoor Equipment Incorporated of 1917 - 1935 Burrard Street refused to give up vacant possession of his premises so that construction could start, unless an interim settlement was arranged to take care of his continuing financial obligations. On October 18, 1977, City Council approved an interim settlement with this lessee in the amount of \$12,800.00.

The other lessee, Mr. King W. Ng, the proprietor of King Restaurant at 1945 Burrard Street, has voluntarily given up possession of his premises so that work could commence. His solicitor has however asked that the City pay his client \$2,000. per month for the months of October, November and December 1977 and a payment of \$1,000. not later than January 16, 1978 for the month of January 1978. This interim settlement to take care of the lessees fixed and living expenses during the construction period would prevent any claim for interest on monies borrowed when a final settlement is negotiated. This interim settlement has been endorsed by the Director of Legal Services.

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (PROPERTIES: A9-4)

Clause No. 4 continued:

Details of the final settlement with this lessee will be reported to City Council when all work has been completed and an assessment is made of all compensable items.

It is therefore recommended that an interim settlement on the foregoing basis be arranged with Mr. King W. Ng of King Restaurant chargeable to Account Code 146/5921."

The City Manager recommends that the foregoing recommendation of the Supervisor of Properties be approved.

5. Proposed land exchange and sale between the City and the Housing Corporation of B.C., concerning City-owned land at Penticton and Grandview Highway and Housing Corporation of B.C.-owned land at 4th Avenue and Discovery Street

The Supervisor of Properties reports as follows:

"In April of this year, the Housing Corporation of B.C. approached the City expressing their desire to develop a "low energy use" housing development on the City-owned site at Penticton Street and Grandview Highway held by the Property Endowment Fund. The Housing Corporation also suggested that, as part payment of their cost in acquiring the City-owned site, the City accept in exchange the Housing Corporation of B.C.-owned site at 4th Avenue and Discovery Street. Plans of both these sites are attached for information.

The Property Endowment Fund Board, at their meeting of June 9, 1977 authorized the Supervisor of Properties to proceed with negotiations with the Housing Corporation of B.C. respecting this proposed exchange.

Negotiations proceeded on the basis of market value as RS-1 zoned sites and on that basis, an agreement was reached with respect to value and the resulting net amount that would be paid to the City.

Information available indicates that there would be strong representation to City Council to develop the 4th and Discovery property as a Co-operative Housing Site.

In this event, the City would be in the position of acquiring the property at market value from the Housing Corporation of B.C. and subsequently having to lease the land at two-thirds its value.

As a means of resolving this matter, the Housing Corporation of B.C. has now agreed to exchange on the basis of two-thirds of the market value of its 4th and Discovery property, subject to the Corporation retaining an option to repurchase the site from the City at the same value if the land is not developed with non-profit housing.

Accordingly, the following tabulation sets out the pertinent values respecting the proposed exchange.

City Lands - Penticton Street and Grandview Hwy. Lot 1, Sec. 45, THSL, 5.19 Acres	
<u>Estimated Market Value:</u>	\$880,380.00
H.C.B.C. Lands - 4th Avenue and Discovery Street Unsubdivided portion, D.L. 176, 1.6 Acres	
Estimated Market Value	
<u>Allowing Discount of 1/3:</u>	<u>\$290,580.00</u>
	<u>\$589,800.00</u>

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (PROPERTIES: A9-5)

Clause No. 5 continued:

It is recommended that the City trade the properties on the foregoing basis with:

- A. The Housing Corporation of B.C. paying the City the sum of \$589,800.00, to be credited to the Property Endowment Fund.
- B. The date of the trade to be October 31, 1977.
- C. The option of the Housing Corporation of B.C. to repurchase the property be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION

- 6. Open Bible Chapel - Exchange of 405 West 10th Avenue (required for civic purposes) for City-owned Lots in Champlain Heights

The Supervisor of Properties reports as follows:

"On February 24, 1976, City Council authorized the exchange of the property at 405 West 10th Avenue, required for civic purposes, for City-owned lots 5, 6, 7, District Lot 334, Plan 13993 in Champlain Heights. The parcels being exchanged were not of equal area or value, and the Society agreed to pay the difference of \$605,550.00 for the Champlain Heights property under an agreement for sale, with a five-year term and annual payments of \$50,000.00, plus interest at a rate of 11% with the total outstanding balance payable in the fifth year.

Under the conditions of the exchange, the Society was required to:

- 1. Obtain approval in principle for their financing from C.M.H.C. and the B.C. Department of Housing by July 1, 1976 for their proposed development in Champlain Heights.
- 2. Obtain a Development Permit for the development by July 15, 1976.
- 3. Exchange the lands on the earlier of the fulfillment of the foregoing requirements or August 15, 1976.

The Society had not complied with any of these conditions by August 15, 1976 and, at their request, Council granted an extension of the exchange date to December 31, 1976. In December 1976 the Society submitted a request for a further extension to October 31, 1977 and enclosed a \$1,000.00 deposit. This extension was considered by the Society sufficient time to comply with items 1 and 2. Council approved the extension request on February 15, 1977 and also adopted a policy that on all future sales of City lands, where an extension of completion is granted by Council, interest be payable from the time of the original date of sale.

A further, final request has now been received to extend the exchange date (interest free) to April 30, 1978. The Society states that local, out of country, and possibly second party financing is being sought. Such financing is not in keeping with condition number 1 set by Council on February 24, 1976.

cont'd.....

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (PROPERTIES: A9-6)

Clause No. 6 continued:

In view of the lengthy delay in completing this exchange of lands, together with the fact that the Society has not obtained a development permit, appears to be experiencing difficulty in obtaining financing and is seeking financing from sources other than those approved by Council, and is also actively seeking alternate sites (both City and privately-owned), Council may wish to consider rescinding the resolution approving the exchange of lands and instead adopt a recommendation to purchase the property at 405 West 10th Avenue. This would provide the Society with funds to seek another site and time to obtain financing. Arrangements could be made to lease these premises back to the Society, with a maximum term stipulated, until they have acquired other property.

The approval of the exchange of lands in 1976 was on the basis of the Society's lands having a value of \$394,450.00. If Council is in favour of rescinding the resolution approving the exchange, then the Society would not be prepared to accept the 1976 value of \$394,450.00 but have indicated that they would be prepared to negotiate the sale. However, they would prefer to have the extension of time.

In view of the foregoing, the following choices are submitted for Council's consideration:

1. To extend the exchange date (interest free) to April 30th, 1978 as requested, and to permit funding to be sought from sources other than CMHC and B.C. Dept. of Housing.
2. To extend the exchange date (interest free) to April 30th, 1978 as requested, but charge interest on the net purchase price from the date of Council's approval of this clause as a condition of extending the date. This might be considered in view of the fact that some 3.80 acres estimated to be worth over one million dollars have been reserved for the Society for more than eighteen months.
3. Cancel the exchange agreement and
  - a) Instruct the Supervisor of Properties to enter into negotiations to acquire the 10th Avenue property on a lease back basis. The result of such negotiations to be the subject of a further report to City Council. Funds to be obtained from 1977 Land Purchase Fund for future civic projects;
  - b) Place the land in Champlain Heights, described as Lots 5, 6, and 7, District Lot 334, Plan 13993, on the market for sale.

The Director of Planning advises that the original scheme of development approved by Council for these lots was for high rise (not less than 75 feet) apartment buildings. However, the substantial development of Champlain Heights now tends to indicate a deficiency of medical services facilities in this area. In addition, the local community is well organized and active, and has strong views on the subject of the development on these lots. If Council decides to market these lots then it is suggested that the matter of the type of development be referred to the Director of Planning for review prior to advertising the properties for sale in early 1978."

The City Manager submits the foregoing report of the Supervisor of Properties for CONSIDERATION.

October 21st, 1977

B

TO: Vancouver City Council

SUBJECT: King George High School, Block 80

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"Council has instructed me to prepare a draft by-law designating the King George High School and 'surrounding lands' as a heritage site.

The first step when proceeding under the new Act is to prepare and give First Reading to a form of designating by-law. Following First Reading, an appropriate hearing takes place in order to make the final decision whether or not to designate and to arrive at full and fair compensation for loss suffered by the owner through the designation.

The form which the by-law takes is very important, as it will have a direct effect on the amount of compensation that B. C. Hydro may claim. I feel, therefore, that Council should have some idea of the workings of the new Statute before this matter proceeds further.

In the particular case at hand, the by-law may take one of three forms:

- (a) a by-law to simply designate the building a heritage building and nothing more;
- (b) a by-law to designate the building and the land on which it sits;
- (c) a by-law to designate the building and the land, but at the same time grant approval to any form of development on the land which meets the Zoning By-law and is, in the opinion of the Development Permit Board, compatible with the designated building.
- (d) a by-law similar to (c) but permitting any development on the site that is, in the opinion of the Development Permit Board, reasonably related to the designated building, but not otherwise subject to the Zoning By-law.

A by-law designating only the building, (a), probably has the least effect as far as any claims for compensation are concerned. Assuming B. C. Hydro owns the site, it has in law freedom to develop the site without complying with our Zoning By-law. This is because the Crown (and Hydro is an agency of the Crown) is not bound by by-laws relating to development of its lands. However, in practice the Crown normally follows municipal zoning and community objectives.

A by-law designating both the building and the land, (b), would probably result in the greatest claim for compensation because it would require Council's permission for any development on the land in Hydro's hands - the reason being that the Heritage Act has been made binding on B.C. Hydro; therefore, if the total site is designated, Hydro is bound by Council's actions.

A by-law designating the building and the land and a resolution allowing for a form of development in accordance with the applicable zoning by-law, (c), would be a middle-of-the-road approach, and claims for compensation would fall somewhere between that under (a) and (b).

Any claims for compensation under (d) would be lower than under (c), since under this by-law, B.C. Hydro's freedom of action would be almost as great as under (a),

The main feature regarding the new legislation is this aspect of full and fair compensation which is reviewable by the courts where it does not meet that test. As I explained earlier, the situation is not too dissimilar from the manner of evaluating compensation for land in expropriation proceedings. The normal approach in expropriation proceedings is to enter into negotiations with the owner and endeavour to arrive at a mutually acceptable settlement. Because the new Statute does give Council power to make grants and loans, give tax relief or other compensation to the owners and additionally enter into agreements with the owners, it would seem sensible initially to open negotiations with the owner of a prospective site to be designated, in this case B. C. Hydro. It may well be that a satisfactory arrangement could be negotiated without having to embark on full hearings before Council.

Council will appreciate, I am sure, that if it is necessary to resolve the differences with formal hearings, the time involved for Council could be extremely tedious. It is not uncommon in arbitration hearings assessing value for boards to sit for months on end in order to assess the award. If the award is to stand the test of judicial scrutiny it may well be necessary to listen to a great many witnesses and opinion evidence by experts.

#### RECOMMENDATIONS:

- (A) Considering the whole question of the King George site I would recommend that the actions taken be in the form of a draft by-law designating the building and the land together with a resolution approving any development on the land which has a reasonable relationship to the designated building. (Option (d) )
- (B) I would also recommend that Council instruct the Mayor to strike a committee to negotiate with B.C. Hydro in an effort to reach a settlement before November 29th, 1977. The outcome of the negotiation would then be before Council for consideration at the scheduled public hearing.

Depending on Council's choice in the first recommendation, an appropriate by-law will be submitted to Council later this day for First Reading. "

In view of the very large compensation costs that may be claimed, the City Manager submits for CONSIDERATION whether Council wishes to proceed further in this matter.

If the decision is to proceed, the City Manager RECOMMENDS approval of (A) and (B) above.

FOR COUNCIL ACTION SEE PAGE(S) 380

MANAGER'S REPORT

October 24th, 1977

TO: Vancouver City Council

SUBJECT: Long Term Care - Program and Facilities

CLASSIFICATION: RECOMMENDATION

Council has before it the City Medical Health Officer's report dated August 19th, 1977 on the above subject, which was deferred by Council on August 23rd pending a meeting with the Minister of Health.

This meeting was subsequently held on September 26th, 1977 and reported to Council by Alderman Ford on September 27th, 1977. The Minister had agreed to clarify his position on points of major concern to the City as soon as possible.

The City Medical Health Officer has now received a letter from Mr. J. Bainbridge, Associate Deputy Minister, setting out details of the program which the Province will fund. A budget of some \$513,000 has been established to the end of March, 1978, including the necessary leasehold improvements to accommodation. The budget for 1978-79 will be negotiated based upon experience from January to March, 1978. The provisions as outlined in Mr. Bainbridge's letter are acceptable to the City Medical Health Officer.

The City Architect reports as follows:

"The City Architect was approached at the beginning of October for assistance in accommodating various groups in the building at 828 West 8th Avenue to be leased by the B.C. Building Corporation and operated by the City. He considers that the Construction & Maintenance Division can provide the planning and architectural services required to complete this work on the following basis:

The primary objective is to have space ready for the Long Term Care staff by January 1st, 1978. In order to do this, it was necessary to determine the staffing and space requirements of the various groups proposed for the building, and prepare sketch proposals so that appropriate allocations of space could be made. This has now been done following meetings with all of the groups, although time has not permitted a review or approval of these proposals. If they are accepted in principle it will be possible to prepare more detailed drawings to obtain a building permit and establish a more accurate cost estimate. Preliminary estimates based on average square foot costs indicate a probable cost of \$180,000/\$200,000 to complete work for all groups proposed, including carpeting of the whole area, but not including furnishings.

It appears possible that accommodation for the Long Term Care staff at 828 West 8th Avenue can be made available by January 1st, providing the ordering of materials, telephones and furniture can be done immediately, and the construction work is carried out by a selected contractor appointed to commence the work as soon as sufficient information is available. This will eliminate approximately two months delay for the preparation of working drawings and the tendering of the work.

The City Architect therefore recommends

- (1) That Council authorize the award of a contract on a Cost-Plus Fixed-Fee basis to carry out required renovations at 828 West 8th Avenue. The successful contractor to be the low Fixed Fee bid received from firms selected as suitable to do the work. "

Continued . . .

While City Staff have been working to make initiating the program on January 1st, 1978 possible, a great deal remains to be done.

Council decisions to accept responsibility for administering the program at the Provincial Government's cost, and to provide necessary authority to the City Architect to carry out leasehold improvements are required today to meet the January 1st start-up date.

Accordingly, the City Manager RECOMMENDS:

- A. That the City Architect be authorized to award a contract on a Cost-Plus Fixed-Fee basis to carry out required renovations at 828 West 8th Avenue. The successful contractor to be the low Fixed Fee bid received from firms selected as suitable to do the work.
- B. That the recommendations of the City Medical Health Officer as contained in his report of August 19th, 1977 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 380



MANAGER'S REPORT

October 14, 1977

To: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Gymnasium Facility - 800 Cassiar Street.

The Supervisor of Properties reports as follows:

"A letter dated September 6, 1977 has been received from the Honourable, the Minister of Municipal Affairs and Housing with respect to property owned by the Province and on which a gymnasium facility is situated (Appendix A). The Minister states that the members of the adjacent Adanac Co-operative Housing Society are seeking access to the gymnasium facility for their own members and the surrounding community and he suggests that the City purchase the portion of land on which the gymnasium is situated, on the understanding that the gymnasium facility will be maintained and used as a community resource.

The gymnasium facility is located on a 2.5 acre parcel of land, legally described as the Balance of the North East One-Quarter, Section 26, on which parcel there are also located other buildings utilized by the Provincial Government (former Girls' Industrial School site).

The Government is not offering the City the total 2.5 acre parcel, but only that portion measuring approximately 134' x 159' on which the gymnasium is located (Appendix B).

Up until December 1974 the City owned the adjacent 10.3 acre site and held a right of first refusal on the adjoining 2.5 acre site owned by the Government and mentioned above. At the time of the sale of the City's 10.3 acres to the Provincial Government for lease to the Adanac Co-operative Housing Society, the Provincial Government (Department of Housing) requested the City relinquish its right of first refusal on this 2.5 acre parcel in order that the Government could lease the gymnasium facility to the Co-operative Society. The City was advised that the right of first refusal was hampering the negotiations between the Province and the Co-operative for the lease of the gymnasium. On January 13, 1976 City Council approved a recommendation that, as the City no longer owned the adjacent ten acres the right of first refusal was no longer required, and should be relinquished. The Government was so advised.

For the City to take title to the portion of this parcel of land which the Government is offering for sale, it would be necessary to re-subdivide the Provincially-owned 2.5 acre site. However, the subdivision as suggested by the Government would not be possible as it would create an isolated site with no street access, completely surrounded by Provincially-owned land. If it were the City's intention to buy the site the re-subdivision would have to be such that the site would have street access.

Continued on Page 2 .....

Gymnasium Facility -  
800 Cassiar Street.

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Page 2.

The Director of Planning is of the opinion that there would be no advantage to the City purchasing this parcel of land. It would appear to be more appropriate for the Government to lease this site to the Co-operative under a separate lease agreement for the purposes specified or, alternatively, to consolidate this site with the land already leased by the Government to the Adanac Co-operative Housing Society to form one parcel of land, and perhaps modify the lease to cover the larger area. A re-subdivision to consolidate the two parcels would be possible.

The Director of Planning states that there could be some advantages for the City if the Government were offering for sale the entire 2.5 acre site as, under the present zoning, the larger site would give potential for some form of social recreational development. He further states that a recent community profile of the Hastings Sunrise local area prepared by the Social Planning Department, noted a lack of community facilities in the Charles-Adanac sub area. There is also the possibility that the existing buildings might be utilized; however no inspection has been carried out as to the structural integrity of these buildings as, in fact, the 2.5 acre site has not been offered for sale to the City.

It is recommended that the City not accept the offer of the Provincial Government to sell the proposed 134' x 159' isolated parcel to the City of Vancouver.

It is further recommended that the Province be urged to reconsider the lease of such parcel direct to the Adanac Co-operative Housing Society at a nominal rent."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 376

MANAGER'S REPORTDATE September 13, 1977

TO: Vancouver City Council

SUBJECT: Steam Bath License - 1233 Hornby Street

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"An application has been received from Mr. D. H. Stenback and Mr. R. C. Moore for a License to operate a steam bath at 1233 Hornby Street. This steam bath was formerly operated by the Taurus Health Society and was a subject of a report to Council in 1975 by the Police Department because of incidents involving juveniles on the premises. Council passed the following motion at that time:

- a) That Police Inspector J.S.V. Lake, Vice Section of the Police Department, turn his full detail file on the Taurus Health Society over to the Senior Regional Prosecutor Mr. F. A. Melvine and that the Prosecutor examined the report with the view to laying charges.
- b) That the Police Department report back to the Community Services Committee in one month on the operation of the Taurus Health Society and that if there are incidents of juveniles found on the premises that the City will move toward closure of the establishment.
- c) That if, as indicated in the Police report, the Society is actually a club then Bylaw 2647, which requires closure between the hours of 2 a.m. and 7 a.m. be brought to the attention of the owners.

The premises are no longer operating as a club, the new operators operate as a steam bath used primarily by homosexuals. In this regard, the Medical Health Officer has recommended refusal of the application for the following reasons:

- 1) The major part of Syphilis cases in Vancouver is among homosexuals and often it is reported that the place of contact was at a homosexual club. I feel that although other means of contact are available, these clubs provide major sites for facilitation.
- 2) The cubicles which are equipped for laying down and sleeping do not fit into any By-law category and therefore this Department has problems in assessing this accommodation. We have no hesitation in approving cooling or changing rooms which do not contain sleeping accommodation.
- 3) On a previous occasion when the Health Department did not approve the plans for a new Development Permit, City Council appeared not to support this type of establishment.

The Inspector in charge of Vice Section of the Vancouver Police Department has reviewed the License Application and reports as follows:

'Members of the Vancouver General Vice Squad have investigated the attached License Application and can find nothing detrimental in regards to the applicants Mr. Stenback and Mr. Moore.

The investigating Detectives have expressed some concern to the previous operation of these premises with subsequent charges of keeping a common bawdy house and contributing to juvenile delinquency laid against the then Licensee and his manager.

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I feel that this is insufficient grounds to recommend a denial of a License to the present applicant and should a License be granted, the General Vice Squad will inspect the premises on a regular basis.'

Because the steam bath will be frequented by homosexuals and in view of the comments of the Medical Health Officer, the matter of granting a Business License to Mr. Stenback and Mr. Moore is submitted to City Council for Consideration."

The City Manager submits the report of the Director of Permits and Licenses for Councils CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 378

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
COMMUNITY SERVICES

October 20, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 20, 1977, at 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Gerard  
Alderman Marzari  
Alderman Ford

CLERK: H. Dickson

RECOMMENDATION:

1. Development Permit Application -  
535 Howe Street

Distributed at the meeting at the request of the City Manager were copies of a Manager's Report dated October 17, 1977, on Development Permit Application No. 78904 applied for by Opus XIX XIX Enterprises Ltd. for 535 Howe Street.

In the Manager's Report the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed by Opus Enterprises Ltd. to use a portion of the main floor as Holding Bar area in conjunction with the proposed restaurant.

This site is situated on the east side of Howe Street between Pender and Dunsmuir Street in a predominantly commercial area.

The proposed Holding Bar development will provide an assembly area of approximately three hundred ninety-six (396) square feet with a seating capacity for 25 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration.'

The Manager's Report was before the Committee for consideration. A spokesman for the Director of Planning and a lawyer representing the applicant appeared before the Committee on this matter and during discussion it was noted that the proposed holding bar development will be contained in a restaurant at the site of the former Executive Club across Howe Street from the Vancouver Stock Exchange.

The restaurant will seat 115 customers and the holding bar will have a seating capacity for 25 persons.

The spokesman for the applicant advised the Committee that there is some urgency, in that his client has already hired some 35 to 40 persons as employees for the new restaurant and he is anxious to open for business.

During discussion there was some concern expressed by Committee members that a 25-seat holding bar seems large for a restaurant with a seating capacity of 115 persons. The representative of the

Cont'd . . .

Part Report to Council  
 Standing Committee of Council  
 on Community Services  
 October 20, 1977 . . . . .

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Clause 1 Cont'd

Director of Planning advised that the proposed development is within City guidelines.

Following discussion it was

RECOMMENDED,

THAT Council approve the issuance of Development Permit Application No. 78904 to Opus XIX XIX Enterprises Ltd. to use a portion of the main floor of 535 Howe Street as a licensed holding bar area in conjunction with the proposed restaurant.

FOR COUNCIL ACTION SEE PAGE(S) 380